

# *All Plumb Ltd*

Craftsman Plumbers, Drain layers and Gasfitters



## **Woburn Masonic Apartments**

**On site audit completed 25/7/18.**

Rooms that require action are marked with capitals.

**G01** unsafe – Shower.

**G02** unsafe – Shower (very bad)

**G03** unsafe – Shower.

**G04** unsafe – Shower.

**G05** unsafe – Shower.

**G06** unsafe – Shower.

**G07** unsafe – Shower.

**G08** unsafe – Shower.

**G09** unsafe – Shower.

**G10** unsafe – Shower.

**G11** unsafe – Shower.

**G12** unsafe – Shower (very bad) – Kitchen FWG charged but occupant adamant that FWG was not charged before filling program. FWG MUST BE CHECKED /CHARGED MANUALLY EVERY THREE WEEKS.

**G13** unsafe – Shower (very bad)

**G14** unsafe – Shower (very bad)

**G15** unsafe – Shower (very bad)

**G16** unsafe – Shower – Kitchen FWG not being charged. Cold water expansion and TPR valves are piped into FWG but are not discharging. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

**G17** unsafe – Shower (very bad) Kitchen FWG not being charged (trap primer).  
FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

**G18** unsafe – Shower (very bad) – FWG concealed in laundry – Kitchen FWG  
not being charged (trap primer). FWG MUST BE CHECKED/CHARGED  
MANUALLY EVERY THREE WEEKS.

**G19** unsafe – Shower (very bad) – FWG concealed in laundry.

**G20** unsafe – Shower – FWG concealed in laundry.

**G21** unsafe – Shower (very bad) – FWG concealed in laundry.

**G22** unsafe – Shower – FWG concealed in laundry.

**G23** unsafe – Shower – FWG concealed in laundry.

**G24** unsafe – Shower – FWG concealed in laundry.

**G25** unsafe – Shower – FWG concealed in laundry.

**G26** unsafe – Shower (very bad) – FWG concealed in laundry.

**101** unsafe – Shower.

**102** unsafe – Shower – FWG concealed in laundry - Kitchen FWG not being  
charged (trap primer). FWG MUST BE CHECKED/CHARGED MANUALLY EVERY  
THREE WEEKS.

**103** unsafe – Shower (very bad)

**104** unsafe – Shower.

**105** unsafe – Shower.

**106** unsafe – Shower.

**107** unsafe – Shower (very bad)

**108** unsafe – Shower.

**109** unsafe – Shower – FWG concealed in laundry.

**110** unsafe – Shower.

**111** unsafe – Shower.

**112** unsafe – Shower.

**113** unsafe – Shower.

**114** unsafe – Shower.

**115** unsafe – Shower.

**116** unsafe – Shower (two holes with organic growth, very bad) – FWG concealed in Hot Water Cylinder cupboard. Kitchen FWG is fed from kitchen sink (wrong) causing mouldy growth. Trap priming valve pipework is connected incorrectly to sewer and venting into kitchen cupboard. REMEDIAL PLUMBING IS REQUIRED TO RECTIFY THE ABOVE. (open vent has been made safe until alterations are completed)

**117** unsafe – Shower - FWG concealed in laundry - Kitchen FWG not being charged (trap primer). FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

**118** unsafe – Shower – FWG concealed in laundry.  
Shower holding water.

**119** unsafe – Shower – FWG concealed in laundry.

**120** unsafe – Shower – FWG concealed in laundry.

**121** unsafe – Shower – FWG concealed in laundry.

**122** unsafe – Shower – FWG concealed in laundry.

**123** unsafe – Shower – FWG concealed in laundry.

**124** unsafe – Shower – FWG concealed in laundry.

**125** unsafe – Shower – FWG concealed in laundry.  
Silicone failing.

**126** unsafe – Shower – FWG concealed in laundry – Kitchen FWG not being charged (trap primer). FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

**127** unsafe – Shower – FWG concealed in laundry.

**128** unsafe – Shower – FWG concealed in laundry.

**129** unsafe – Shower – FWG concealed in laundry.

**130** unsafe – Shower – FWG concealed in laundry.

**131** unsafe – Shower – FWG concealed in laundry.  
Shower has cracking in tiles.

**132** unsafe – Shower – FWG concealed in laundry.

**133** unsafe – Shower – FWG concealed in laundry.

**134** unsafe – Shower – FWG concealed in laundry.

**135** unsafe – Shower – FWG concealed in laundry.

**136** unsafe – Shower – FWG concealed in laundry.

**137** unsafe – Shower – FWG concealed in laundry.

**138** unsafe – Shower – FWG concealed in laundry - Main bathroom FWG (fed by bath). Was charged at time of audit and occupants advised. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

**139** unsafe – Shower – FWG concealed in laundry.

Severe mould in shower channel.

**Bar West**, unsafe - Kitchen FWG, located in rear, concealed under refrigerator not being charged - FWG front of house not being charged. (2 x trap primers) BOTH MUST BE CHECKED/CHARGED EVERY THREE WEEKS.

**201** unsafe – Shower (very bad)

**202** 2 x unsafe – Shower – Ensuite with excessive bacterial growth and very high water level (very bad). - FWG concealed in laundry, not charged (trap primer) MUST BE CHECKED/CHARGED EVERY THREE WEEKS.

**203** 2 x unsafe – Shower - FWG in laundry, not charged (trap primer) FWG is being filled due to incorrect pipe work from laundry back filling into FWG (large amounts of organic growth) FWG MUST BE CHECKED/CHARGED EVERY THREE WEEKS.

**204** unsafe – Shower (very bad) – Kitchen FWG concealed under refrigerator.

**205** 2 x unsafe – Shower – (main shower very bad)

**206** 2 x unsafe – Shower – Ensuite very bad and holding water, main shower holding water. Laundry FWG not charged (trap primer). MUST BE

CHECKED/CHARGED EVERY THREE WEEKS. Kitchen FWG concealed under refrigerator.

**207** unsafe – Shower – FWG concealed in laundry.

**208** unsafe – Shower – FWG concealed in laundry - Main bathroom FWG not charged at time of audit (fed by bath). MUST BE CHECKED/CHARGED EVERY THREE WEEKS.

**209** unsafe – Shower - (large amounts of organic growth under channel and into shower trap entry) - FWG concealed in laundry – FWG in main bathroom not charged (fed by bath). MUST BE CHECKED/CHARGED EVERY THREE WEEKS.

**210** unsafe – Shower – FWG concealed in laundry.

**211** unsafe – Shower – FWG concealed in laundry.

**212** unsafe – Shower – FWG concealed in laundry.

**213** unsafe – Shower – FWG concealed in laundry.

**214** unsafe – Shower – FWG concealed in laundry.

**215** unsafe – Shower – Channel has back fall, holding approximately 8mm of water with two holes (see pictures)

**216** unsafe – Shower – FWG concealed in laundry.

**217** unsafe – Shower.

**218** unsafe – Shower (very bad) FWG directly under refrigerator.

**219** unsafe – Shower.

**220** unsafe – Shower – FWG concealed in laundry.

**221** unsafe – Shower – FWG concealed in laundry.

Rubbish collection room (between rooms 133 and 135). FWG located under rubbish bins with hose tap above which over sprays FWG. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

Rubbish collection room. Ground floor, stage 1. FWG located in vicinity of hose tap. Hose tap does not appear to be connected to water main. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

Cleaners cupboard. Stage 1, ground floor west. FWG located in front of cleaners sink, charged by tub.

Paraplegic public WC. Ground floor, stage 1. Conservatory. FWG charged by basin.

Ground floor public toilets, Stage 1 west. 1 x paraplegic WC and 1 x standard WC. Both are charged by basins. FWGs SHOW SIGNS OF EXCESSIVE ORGANIC GROWTH.

Rubbish collection room. Level 1, stage 1 (west). FWG located under rubbish bins with hose tap 400mm from FWG. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

Charging with provided tap would cause flooding/water damage of level 1.

Public toilets. Level 2, stage 1, west. FWGs charged by basins. Paraplegic WC is moving under load.

Paraplegic WC. Level 1, stage 1. Wall behind WC pan flexes with pan use and plaster is cracking/moving.

Public toilets. Level 1, stage 2. 2 x single toilets, 1 x paraplegic toilet. All FWG charged by basin taps. ALL FWGs SHOW SIGNS OF EXCESSIVE ORGANIC GROWTH.

Cleaners cupboard. Level 1, stage 2. FWG located in front of cleaners sink, charged by tub.

Public toilets. Ground floor, Stage 2. 2 x single toilets, 1 x paraplegic toilet. All FWG charged by basin taps. FWGs SHOW SIGNS OF EXCESSIVE ORGANIC GROWTH.

Spa pool room. Level 1, stage 2. Unsafe shower (very bad), NO APPARENT BACK FLOW PROTECTION ON SPA WATER FEED.

Sauna room with paraplegic wc. Level 1, stage 2. Unsafe shower.  
2 x public paraplegic WCs, next to fitness centre. FWGs SHOW SIGNS OF EXCESSIVE ORGANIC GROWTH.

Rubbish collection room. Level 2, stage 1. Next to room 216. FWG located under rubbish bins. Hose tap does not appear to be connected to mains. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

Rubbish collection room. Ground floor, stage 2, next to room 113. FWG located under rubbish bins with hose tap isolation valve turned off at time of audit. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

Rubbish collection room. Ground floor, stage 2, north. FWG located under rubbish bins with hose tap isolation valve turned off at time of audit. FWG IS ONE METER FROM HOSE TAP. FWG HAS INSECT LIFE AND ORGANIC GROWTH. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

Ground floor hair salon. Stage 2. FWG uncharged (trap priming valve not working). FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

HAIR SALON APPEARS TO HAVE NO BACK FLOW PROTECTION (HIGH RISK). SEE ATTACHED LETTER (MECHANICAL MAINTENANCE).

Ground floor kitchen, Stage 2. 2 x FWG not being charged (trap priming valves x 2 not working). FWGs MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS. Back flow protection for steam oven, coffee machine is of concern. SEE ATTACHED LETTER (MECHANICAL MAINTENANCE). Both FWGs are considerably higher than surrounding floor area.

Level 1, Stage 2 Bar. unsafe - Kitchen FWG. (trap priming valve not working) MUST BE CHECKED/CHARGED EVERY THREE WEEKS.

Rubbish collection room. Level 1, stage 2. Next to room 113. FWG located under rubbish bins. If tap is used to charge gully minimal water enters FWG as

FWG is higher than the average floor level. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

Rubbish collection room. Level 2, stage 2. Next to room 207. FWG located under rubbish bins with hose tap isolation valve turned off at time of audit. If hose tap is used to charge FWG water flows under wall and into elevator shaft. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

Rubbish collection room. Level 1, stage 2. Next to room 105. FWG located under rubbish bins with hose tap 800mm from FWG. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

Ground Floor Staff Lunch Room (stage 2). FWG not being charged (trap primer). Pipe from under sink appears partially blocked. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

Ground Floor Cleaners Cupboard (next to staff lunch room, stage 2). FWG not being charged (trap primer). Please note :- trap primer is located in Hairdressing room under sink, not in cleaners cupboard. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

Ground Floor Paraplegic Toilet (left hand side next to cleaner's cupboard). FWG charged by basin. Wall behind WC pan is moving under load.

Rubbish collection room. Level 2, stage2. Next to room 202. FWG located under rubbish bins with hose tap 550mm from FWG. FWG higher than surrounding floor. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

Arts and crafts room. Level 1, stage 2. Kitchen sink. No FWG. (sink overflow is not connected)